

**PALM BEACH COUNTY
ADMINISTRATIVE VARIANCE MEETING
THURSDAY, APRIL 16, 2009 at 9:00 a.m.**

MINUTES OF THE MEETING

The Staff Public Meeting held on the 1st Floor of Vista Center, 2300 N. Jog Road, West Palm Beach, FL 33411.

ATTENDEES

County Staff Present:

Alan Seaman, Principal Site Planner

Aaron Taylor, Site Planner I

Lauren Benjamin, Site Planner I

Juanita James, Zoning Technician

Elizabeth Murray, Secretary

Disclosures

The Palm Beach County Administrative Variance Type 1-B Staff Public Meeting began at 9:00 am. Aaron Taylor, Site Planner I, opened the meeting by giving a brief summary and introduction of the Type 1-B variances under the Administrative Variance Staff Public Meetings.

Mr. Taylor explained the following: "For those of you that are not familiar with how staff conducts our business, the Agenda is divided in three parts, Postponement/Withdrawals the Consent and Regular Agenda. Items on the Consent Agenda are items that have been approved by staff, the applicant agrees with the conditions and there is no opposition from the public. If there is opposition from the public, or the applicant does not agree with the conditions, an item can be re-ordered to the Regular Agenda. If an item is on the Consent Agenda and remains on the Consent Agenda, the variance is approved and the applicant is free to leave. The next part of the Agenda is the Regular Agenda. That consist of items that have been removed from Consent, or items that have opposition from the public, or the applicant does not agree with the conditions that staff has imposed. Staff will introduce them and the applicant will have an opportunity to give their presentation and then staff will give theirs. Then the public portion of the meeting is open and staff will hear from the public".

It was also informed that "if any information or documents is presented to staff at the meeting from the public or the applicant provides additional information that may affect staff's decision, a thirty day (30) postponement may be requested to allow staff time to review the new information".

Elizabeth Murray, Secretary – Prepared Minutes

Meeting was opened by Aaron Taylor, Site Planner I, at 9:00 a.m.

Proof of Publication –Aaron Taylor ask for date of Zoning Confirmation for the 300 ft notices, which Elizabeth Murray, Secretary stated they were mailed March 26, 2009.

Changes to Agenda: Aaron Taylor inquired if there were any changes to the agenda, which Lauren Benjamin, Planner I stated there were none.

CONSENT AGENDA

AVB2009-00421 GONZALEZ

Aaron Taylor, Planner I, ask if anyone from the public was present to speak in reference to the first item on the agenda, AVB2009-00421 as there were none he proceeded to do the overview of the project.

Isai Gonzalez, owner, to allow the principal structure to encroach into the required front setback. Loc: 236 E. Browning Dr., approx. .03 miles N. of Gun Club Rd on East Browning Dr. within the Gun Club Estates subdivision in the RM Zoning District.

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Staff: Aaron Taylor-Presented overview of approval.

Public Correspondence: None.

Agent/Owner: Mr. Isia Gonzalez was present and agreed to the (2) Conditions of Approval and (1) Development Order.

Public: No one from the public appeared.

Staff's approval was based pursuant to Art.2 of the ULDC and the 7-Criterias with 2 condition(s) of approval.

AVB2009-00767 AHEARN

Aaron Taylor, Planner I, ask if anyone from the public was present to speak in reference to the second item on the agenda, AVB2009-00767 as there were none .

Remodeling and Additions, agent, for Daniel and Susan Ahearn, owners to allow a proposed solid roof screen enclosure to encroach into the required rear setback. LOC: 5900 Wedgewood Village Circle at the intersection of Wedgewood Village Circle and Wedgewood Village Court within the Winston Trails PUD in the RS/SE (PUD) Zoning District.

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Staff: Lauren Benjamin-Presented overview of approval.

Public Correspondence: Five letters in approval were received.

Agent/Owner: Mr. Daniel Ahearn was present and agreed to the (2) Conditions of Approval and (1) Development Order.

Public: No one from the public appeared.

Staff's approval was based pursuant to Art.2 of the ULDC and the 7-Criterias with 2 condition(s) of approval.

AVB2009-00768 NAGY

Thomas Nagy and Dawn Wasconis, owners, to allow a proposed structure to be located in the front and side yard setback. LOC: 18936 129th Dr. N at the intersection of 129th Dr N and Old Indiantown Rd. in the AR Zoning District.

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Staff: Aaron Taylor-Presented overview of approval.

Public Correspondence: One letter and one phone call wanting clarification were received.

Agent/Owner: Mr. Thomas Nagy was present and agreed to the (1) Condition of Approval and (1) Development Order.

Public: No one from the public appeared.

Staff's approval was based pursuant to Art.2 of the ULDC and the 7-Criterias with 2 condition(s) of approval.

AVB2009-00771 PIERRE LOUIS

Jean Rene Pierre Louis and Carmella Daut Pierre Louis, owners, to allow an exisiting single family dwelling to encroach into the required front setback. LOC: 10 Sioux Lane, approx. .01 mile East of Seminole Drive on Sioux Lane within the Seminole Manor Subdivision in the RM Zoning District. (Control 2009-424)

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Staff: Aaron Taylor-Presented overview of approval.

Public Correspondence: None.

Agent/Owner: Carmella Daut Pierre Louis, was present and agreed to the (2) Conditions of Approval and (1) Development Order.

Public: No one from the public appeared.

Staff's approval was based pursuant to Art.2 of the ULDC and the 7-Criterias with 2 condition(s) of approval.

Meeting Adjourned

PLEASE NOTE:

The Administrative Variance Meetings are Videoed and are available for viewing on the Palm Beach County Website. Please allow 24 to 48 hours after the meeting date for the video to be available.

Click below to view listings and watch the Zoning Archived Meeting videos:

<http://www.pbcgov.com/pzb/Zoning/videoconferencing/2008meet.htm>

If you wish to purchase a DVD or VHS Tape of the Administrative Variance Meeting a copy can be made available by contacting Channel 20. To purchase a copy of the hearing, please call Victoria Leveille at 561-355-1790 or 561-355-4573 or email her directly at vleveille@pbcgov.com